084.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,900 / 753,900
					USE VALUE:	753,900 / 753,900
					ASSESSED:	753,900 / 753,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STROHMEIER MARK &
Owner 2:	BRANNER ALMUT
Owner 3:	
Street 1:	103 WESTMORELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONLAN JOHN E/EDWIGE -
Owner 2:	-
Street 1:	103 WESTMORELAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	354,900		399,000	753,900
Total Card	0.115	354,900		399,000	753,900
Total Parcel	0.115	354,900		399,000	753,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.39 | /Parcel: 441.3

Legal Description

User Acct 53015

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!6871!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,900	0	5,000.	399,000	753,900	753,900	Year End Roll	12/18/2019
2019	101	FV	271,400	0	5,000.	393,300	664,700	664,700	Year End Roll	1/3/2019
2018	101	FV	271,400	0	5,000.	302,100	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	271,400	0	5,000.	285,000	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	271,400	0	5,000.	262,200	533,600	533,600	Year End	1/4/2016
2015	101	FV	265,100	0	5,000.	245,100	510,200	510,200	Year End Roll	12/11/2014
2014	101	FV	251,000	0	5,000.	225,700	476,700	476,700	Year End Roll	12/16/2013
2013	101	FV	237,700	0	5,000.	225,700	463,400	463,400		12/13/2012

PRINT

Date	Time
12/10/20	21:34:33

LAST REV

Date	Time
07/18/19	15:36:31
apro	
6871	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONLAN JOHN E/E	62776-105		10/11/2013		605,000	No	No		
YOUMELL MATTHEW	44486-348		1/14/2005		499,000	No	No		
HOLTZ MELANIE A	39667-346		6/24/2003		415,000	No	No		
LAURILA JAMES R	29046-347		9/1/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2016	1335	Wood Dec	1,800	C				extend exist deck
5/1/2014	416	Solar Pa	8,400					
4/9/2014	322	Re-Roof	4,500					
6/19/2012	766	Manual	500					3 EXHAUST FANS
6/19/2012	765	Redo Bat	39,000					REDO 3 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
7/18/2012	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	189	PATRIOT
9/15/2003	MLS	MM	Mary M
4/1/2000	Inspected	270	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	109018
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432243
Depreciation:	77371
Depreciated Total:	354871

COMMENTS

PDA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

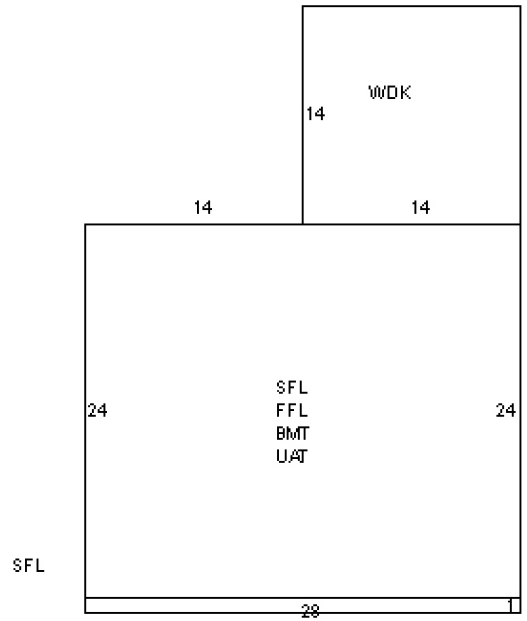
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	147.38
Final Total:	354900	Val/Su SzAd	258.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	182.230	127,562
BMT	Basement	672	87.470	58,781
FFL	First Floor	672	182.230	122,460
WDK	Deck	196	11.100	2,176
UAT	Upper Attic	168	72.890	12,246

Net Sketched Area:	2,408			Total:	323,225
Size Ad	1372	Gross Are	2912	FinArea	1708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2016	0.00	T	2.4	101						
2	Frame Shed	D	Y	1	6x8	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

084.0-0004-0013.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:	Total: